

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: STATE CENTER  
Local Government Number: 64G615

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STATE CENTER 1 URBAN RENEWAL	64013	1
STATE CENTER FIGGIN URBAN RENEWAL	64014	1
STATE CENTER LIFE STYLE URBAN RENEWAL	64015	1

**TIF Debt Outstanding: 564,547**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b>	<b>372,981</b>	<b>43,801</b>	<b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b>
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TIF Revenue:	207,974
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>207,974</b>

Rebate Expenditures:	48,569
Non-Rebate Expenditures:	98,147
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>146,716</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b>	<b>434,239</b>	<b>82,827</b>	<b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: -16,408**

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## Urban Renewal Area Data Collection

Local Government Name: STATE CENTER (64G615)  
 Urban Renewal Area: STATE CENTER 1 URBAN RENEWAL  
 UR Area Number: 64013  
 UR Area Creation Date: 10/2001

This Urban Renewal Plan has been developed to help local officials promote revitalization and economic development in the City of State Center. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in revitalization and new commercial development in the downtown area.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STATE CENTER CITY/WEST MARSHALL SCH/STATE CENTER UR1 TIF INCREM	64129	64130	4,013,691

### Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,493,020	3,472,780	0	0	-25,928	14,939,872	0	14,939,872
Taxable	0	6,405,464	3,125,502	0	0	-25,928	9,505,038	0	9,505,038
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **254,128** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 110,412  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 110,412**

Rebate Expenditures: 48,569  
 Non-Rebate Expenditures: 54,075  
 Returned to County Treasurer: 0  
**Total Expenditures: 102,644**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **261,896** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For STATE CENTER 1 URBAN RENEWAL

### Main Street Revitalization

Description:	Replaced street, sidewalks, sewer and water, and street lighting in commerical district
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### SCDA Dev/Rebate Agreement

Description:	Persuant to Developer's covenants the City agrees to make economic development tax increment payments in each year of the agreement, not to exceed aggregate total amount of \$480,000.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### SCDA Dev/Rebate Agreement

Description:	City agrees to rebate the property tax revenues received with respect to the incremental valuation of the property, during the agreement, not to exceed \$225,000.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Alley Project

Description:	City agreed to internal loan
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 127 W Main - Revitalization

Description:	City agreed to internal loan
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For STATE CENTER 1 URBAN RENEWAL

## UR-1 REFI

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	94,500
Interest:	11,994
Total:	106,494
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2020

## SCDA Development Agreement

Debt/Obligation Type:	Rebates
Principal:	85,266
Interest:	0
Total:	85,266
Annual Appropriation?:	Yes
Date Incurred:	08/31/2005
FY of Last Payment:	2017

## SCDA Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	25,856
Interest:	0
Total:	25,856
Annual Appropriation?:	Yes
Date Incurred:	08/31/2005
FY of Last Payment:	2020

## Alley Project

Debt/Obligation Type:	Internal Loans
Principal:	18,156
Interest:	0
Total:	18,156
Annual Appropriation?:	Yes
Date Incurred:	11/17/2010
FY of Last Payment:	2016

## 127 W Main - Revitalization

Debt/Obligation Type:	Internal Loans
Principal:	6,628
Interest:	0
Total:	6,628
Annual Appropriation?:	Yes
Date Incurred:	11/17/2010
FY of Last Payment:	2016

## Non-Rebates For STATE CENTER 1 URBAN RENEWAL

TIF Expenditure Amount:	18,156
Tied To Debt:	Alley Project
Tied To Project:	Alley Project

TIF Expenditure Amount:	6,628
Tied To Debt:	127 W Main - Revitalization
Tied To Project:	127 W Main - Revitalization

TIF Expenditure Amount:	29,291
Tied To Debt:	UR-1 REFI
Tied To Project:	Main Street Revitalization

## Rebates For STATE CENTER 1 URBAN RENEWAL

### Grocery Store

TIF Expenditure Amount:	42,105
Rebate Paid To:	State Center Development Association
Tied To Debt:	SCDA Rebate Agreement
Tied To Project:	SCDA Dev/Rebate Agreement
Projected Final FY of Rebate:	2020

### Grocery Store

TIF Expenditure Amount:	6,464
Rebate Paid To:	State Center Development Association
Tied To Debt:	SCDA Development Agreement
Tied To Project:	SCDA Dev/Rebate Agreement
Projected Final FY of Rebate:	2020

## TIF Taxing District Data Collection

Local Government Name: STATE CENTER (64G615)  
 Urban Renewal Area: STATE CENTER 1 URBAN RENEWAL (64013)  
 TIF Taxing District Name: STATE CENTER CITY/WEST MARSHALL SCH/STATE CENTER UR1 TIF INCREM  
 TIF Taxing District Inc. Number: 64130  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,493,020	3,472,780	0	0	-25,928	14,939,872	0	14,939,872
Taxable	0	6,405,464	3,125,502	0	0	-25,928	9,505,038	0	9,505,038
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	10,952,109	4,013,691	4,013,691	0	0

FY 2016 TIF Revenue Received: 110,412

## Urban Renewal Area Data Collection

Local Government Name: STATE CENTER (64G615)  
 Urban Renewal Area: STATE CENTER FIGGIN URBAN RENEWAL  
 UR Area Number: 64014  
 UR Area Creation Date: 05/2003

This Urban Renewal Plan has been developed to help local officials promote economic development in the City of State Center. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development. The proposed project involves the use of tax increment to help finance the cost of infrastructure in support of new single-family subdivision.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STATE CENTER CITY/WEST MARSHALL SCH/FIGGIN UR INCREM	64149	64150	2,725,594

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,900,360	0	0	0	-5,556	4,894,804	0	4,894,804
Taxable	0	2,731,150	0	0	0	-5,556	2,725,594	0	2,725,594
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**123,108**

**29,728**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 76,410  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 76,410**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 30,497  
 Returned to County Treasurer: 0  
**Total Expenditures: 30,497**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**169,021**

**60,293**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For STATE CENTER FIGGIN URBAN RENEWAL

### Figgins Phase I

Description:	27 Lot Housing Development w/Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For STATE CENTER FIGGIN URBAN RENEWAL

### UR1 - REFI

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	78,750
Interest:	9,995
Total:	88,745
Annual Appropriation?:	No
Date Incurred:	04/16/2008
FY of Last Payment:	2020

### W MAIN GO/LMI PORTION

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	120,000
Interest:	20,441
Total:	140,441
Annual Appropriation?:	No
Date Incurred:	04/25/2012
FY of Last Payment:	2027

## Non-Rebates For STATE CENTER FIGGIN URBAN RENEWAL

TIF Expenditure Amount:	18,264
Tied To Debt:	UR1 - REFI
Tied To Project:	Figgins Phase I
TIF Expenditure Amount:	12,233
Tied To Debt:	W MAIN GO/LMI PORTION
Tied To Project:	Figgins Phase I

## Income Housing For STATE CENTER FIGGIN URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

## TIF Taxing District Data Collection

Local Government Name: STATE CENTER (64G615)  
 Urban Renewal Area: STATE CENTER FIGGIN URBAN RENEWAL (64014)  
 TIF Taxing District Name: STATE CENTER CITY/WEST MARSHALL SCH/FIGGIN UR INCREM  
 TIF Taxing District Inc. Number: 64150  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,900,360	0	0	0	-5,556	4,894,804	0	4,894,804
Taxable	0	2,731,150	0	0	0	-5,556	2,725,594	0	2,725,594
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	2,725,594	2,725,594	0	0

FY 2016 TIF Revenue Received: 76,410

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## Urban Renewal Area Data Collection

Local Government Name: STATE CENTER (64G615)  
 Urban Renewal Area: STATE CENTER LIFE STYLE URBAN RENEWAL  
 UR Area Number: 64015  
 UR Area Creation Date: 08/2003

This Urban Renewal Plan has been developed to help local officials promote economic development in the City of State Center. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development. The proposed project involves the use of tax increment to help finance the cost of infrastructure in support of a new single-family subdivision.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STATE CENTER CITY/WEST MARSHALL SCH/LIFE STYLE UR INCREM	64151	64152	742,270

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,348,440	0	0	0	-9,260	1,339,180	0	1,339,180
Taxable	0	751,530	0	0	0	-9,260	742,270	0	742,270
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**-4,255**

**14,073**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 21,152  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 21,152**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 13,575  
 Returned to County Treasurer: 0  
**Total Expenditures: 13,575**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**3,322**

**22,534**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For STATE CENTER LIFE STYLE URBAN RENEWAL

### Life Style Homes Addition

Description:	Multi-family townhomes
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For STATE CENTER LIFE STYLE URBAN RENEWAL

### UR1-REFI

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,950
Interest:	5,197
Total:	46,147
Annual Appropriation?:	No
Date Incurred:	10/15/2004
FY of Last Payment:	2020

### W MAIN GO/LMI PORTION

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	6,814
Total:	46,814
Annual Appropriation?:	No
Date Incurred:	04/25/2012
FY of Last Payment:	2027

## Non-Rebates For STATE CENTER LIFE STYLE URBAN RENEWAL

TIF Expenditure Amount:	9,497
Tied To Debt:	UR1-REFI
Tied To Project:	Life Style Homes Addition
TIF Expenditure Amount:	4,078
Tied To Debt:	W MAIN GO/LMI PORTION
Tied To Project:	Life Style Homes Addition

## Income Housing For STATE CENTER LIFE STYLE URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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## TIF Taxing District Data Collection

Local Government Name: STATE CENTER (64G615)  
 Urban Renewal Area: STATE CENTER LIFE STYLE URBAN RENEWAL (64015)  
 TIF Taxing District Name: STATE CENTER CITY/WEST MARSHALL SCH/LIFE STYLE UR INCREM  
 TIF Taxing District Inc. Number: 64152  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2003

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,348,440	0	0	0	-9,260	1,339,180	0	1,339,180
Taxable	0	751,530	0	0	0	-9,260	742,270	0	742,270
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,976	742,270	742,270	0	0

FY 2016 TIF Revenue Received: 21,152